

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Special Meeting

August 31, 1960
3:00 P.M.

Council Chamber, City Hall

The meeting was called to order with Mayor Miller presiding.

Roll Call:

Present: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Absent: None

Present also: Terrell Blodgett, Assistant City Manager; Doren R. Eskew, City Attorney; Reuben Rountree, Jr., Director of Public Works; Robert A. Miles, Chief of Police

The Mayor announced that this meeting was called for the purpose of adopting a Resolution receiving the budget; setting September 22, 1960, 3:00 P.M. as a date for a budget hearing; and to authorize a contract for a concrete floor slab for the Coliseum; and to discuss with the Planning Commission the development of the town lake.

Councilman Bechtol offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, on August 24, 1960, W. T. Williams, Jr., City Manager, did file with the City Clerk the proposed budget for the operation of the City of Austin for the fiscal year 1960-1961; and,

WHEREAS, on August 31, 1960, said budget was submitted to the City Council by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the public hearing on said budget will be held in the City Council Chamber at the City Hall on September 22, 1960, at 3:00 P.M.; and,

BE IT FURTHER RESOLVED:

That the City Clerk shall, at least ten (10) intervening days before said hearing date, publish, or cause to be published, public notice advertising said public hearing.

The motion, seconded by Councilman Palmer, carried by the following vote:
Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

Councilman White offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on the proposed concrete floor slab for the inside of the Municipal Coliseum; and,

WHEREAS, the bid of Maufrais Brothers, in the sum of \$5,846.00, was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Supervising Engineer of the Construction Engineering Division of the City of Austin; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Maufrais Brothers in the sum of \$5,846.00 be, and the same is hereby accepted, and W. Terrell Blodgett, City Manager of the City of Austin is hereby authorized and directed to execute a contract on behalf of the City of Austin with Maufrais Brothers.

The motion, seconded by Councilman Bechtol, carried by the following vote:
Ayes: Councilmen Bechtol, Palmer, Perry, White, Mayor Miller
Noes: None

The Council met with the Planning Commission to hear its recommendations on the development of the lake. All members of the Commission were present. MR. DAVID BARROW, Chairman, submitted and discussed the recommendations from the Planning Commission as follows:

1. 100-foot building setback from the lakefront. Piers and docks would be exempt from this provision and would be controlled by other ordinances. (See Item No. 4)
2. Construction in the flood plain (this generally varies from 500 to 1,000 feet from the bank on each side) be controlled by special permit.
3. The study of a new zoning district for the lakefront area. This district would incorporate features of the present "O" Office, "IR" Local Retail and "GR" General Retail districts.
4. The extension of existing Lake Austin regulations concerning the construction of piers, docks, and other waterfront structures and the alteration of banks and watercourses to include the new lake. These regulations should be further studied and perhaps modified to fit the conditions on the new lake. (The Council has adopted the existing regulations)
5. The annexation of a limited area from the city limits on the south side of the lake to the new dam. (A portion of this area has been purchased by the City but the remainder should be annexed.)

6. The Commission previously adopted the Thoroughfare Plan which designates the general location of thoroughfares along the lakefront.

As to a special study to be made on the lake, as to piers, docks, and alteration of banks and watercourses, Mr. Barrow inquired if the Council wanted the Commission to make such a study and recommendations. The Mayor stated the Council would be glad to hear any recommendations they had when they submitted them.

MR. BARROW stated the Commission made no recommendation on the types of boats to be permitted on the lake, as that was not in their jurisdiction, but that individually most of the members were opposed to any form of motor boats, and that these members had visualized this lake as one of beauty and quiet.

MR. BARROW presented the following recommendations from the Planning Department, and these were discussed:

1. Designation of thoroughfares and parkways along the lakefront. This will include the thoroughfares in the Plan except that the north lake drive in the area of the Interregional Highway bridge should be a parkway and the thoroughfare should be moved north to Holly Street.
2. The establishment of a special lakefront zoning district permitting cafes, motels, hotels, retail stores, and possibly other uses. The private property on the south side of the lake on each side of Congress Avenue is now zoned "D" Industrial and "C-2" Commercial. This area should be changed to the new classification. The land along the lake in the vicinity and east of the Interregional Highway should be zoned for motel, apartment, and office development.
3. The required setback of main buildings from the lake in the flood plain area (from Blunn Creek to South 1st Street) should be from 50 to 100 feet with provision for construction of limited size structures in the setback area for cafes and other uses that would be appropriate and desirable for the waterfront. Off-street parking should be prohibited in the setback area.
4. Behind the waterfront setback area, multi-story buildings up to 200 feet should be permitted (the present industrial zoning restricts heights to 35 feet). Building coverage of the lot should be restricted to 40% for one-story buildings down to 25% for four or more story buildings. Street set-backs should be established at a minimum of 10 feet from the future right-of-way line. Retail-commercial buildings should not be required to set back from the side property line provided they meet the structural and fire provisions of the building code. Minimum or no setback provisions will provide maximum flexibility in building layout. Off-street parking requirements should be those required in the zoning ordinance.
5. The new district should restrict the number and placement of signs and billboards. Signs should be exclusively for advertising on-site businesses, restricted to "flat-wall" or "parapet-wall" placement, and not exceed 64 square feet in size. Under conditions, a single-pole or double-pole detached sign should be permitted to advertise a center or building group.
6. Future park areas should be designated and a priority for their development. It is tentatively suggested that the north lake shore east of the Interregional

Bridge be developed first. This should include the clearing and partial development of the basin east of Canadian Street. Secondly, the north shore west of Lamar Boulevard should be developed. Then, the south shore area next to the new dam should be developed if the surrounding area has begun to develop. These and other suggestions should be jointly examined with the Parks and Recreation Board.

7. Beautification of the publicly-owned shore should be continued between the Interregional and Lamar bridges.

8. Use of lake shore property by City departments for storage yards, warehousing, shops, and other such facilities should be carefully considered by the Planning Commission through the Special Permit proceeding and the Commission's Charter powers. Temporary use of certain areas may be both necessary and desirable but must be considered in terms of long range development.

9. Fishing piers, boat launching areas, and similar waterfront facilities should be provided at various points along the lake as dredging operations are completed.

The City Attorney displayed a map of the river and of an agreed boundary line showing private ownership and a part that the property owners are deeding to the city, and stated there was a large area which this group was quit-claiming to the City.

There being no further business, the Council adjourned at 5:00 P.M., subject to the call of the Mayor.

APPROVED _____

Mayor

ATTEST:



City Clerk